

ATTORNEY OR PARTY WITHOUT ATTORNEY (<i>Name and state bar number, and address</i>): <hr style="width: 10%; margin-left: 0;"/> TELEPHONE NO.: _____ FAX NO. (<i>Optional</i>): _____ E-MAIL ADDRESS (<i>Optional</i>): _____ ATTORNEY FOR (<i>Name</i>): _____	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF _____ STREET ADDRESS: _____ MAILING ADDRESS: _____ CITY AND ZIP CODE: _____ BRANCH NAME: _____	
PLAINTIFF: _____ DEFENDANT: _____	
STIPULATION FOR ENTRY OF JUDGMENT (Unlawful Detainer)	

1. IT IS STIPULATED by plaintiff (*name each*): _____ and
 defendant (*name each*): _____

2. ☐ Plaintiff ☐ Defendant (*specify name*): _____ is awarded
 - a. ☐ possession of the premises located at (*street address, apartment number, city, and county*): _____

 - b. ☐ cancellation of the rental agreement. ☐ forfeiture of the lease.
 - c. ☐ past due rent \$ _____
 - d. ☐ total holdover damages \$ _____
 - e. ☐ attorney fees \$ _____
 - f. ☐ costs \$ _____
 - g. ☐ deposit of \$ _____ ☐ See item 3.
 - h. ☐ other (*specify*): _____
 - i. Total \$ _____ to be paid by ☐ (*date*): _____ ☐ installment payments (see item 5)

3. ☐ Deposit. If not awarded under item 2g, then plaintiff must
 - a. ☐ return deposit of \$ _____ to defendant by (*date*): _____
 - b. ☐ give an itemized deposit statement to defendant within three weeks after defendant vacates the premises
 (Civ. Code, § 1950.5).
 - c. ☐ mail the ☐ deposit ☐ itemized statement to the defendant at (*mailing address*): _____

4. ☐ A writ of possession will issue immediately, but there will be no lockout before (*date*): _____

5. ☐ AGREEMENT FOR INSTALLMENT PAYMENTS
 - a. Defendant agrees to pay \$ _____ on the (*specify day*) _____ day of each month beginning
 on (*specify date*) _____ until paid in full.

 - b. If any payment is more than (*specify*) _____ days late, the entire amount in item 2i will become immediately due and
 payable plus interest at the legal rate.

6.
 - a. ☐ Judgment will be entered now.
 - b. ☐ Judgment will be entered only upon default of payment of the amount in item 2i or the payment arrangement in item 5a.
 The case is calendared for dismissal on (*date and time*) _____ in
 department (*specify*) _____ unless plaintiff or defendant otherwise notifies the court.
 - c. ☐ Judgment will be entered as stated in *Judgment—Unlawful Detainer Attachment* (form UD-110S), which is attached.
 - d. ☐ Judgment will be entered as stated in item 7.

PLAINTIFF:	CASE NUMBER:
DEFENDANT:	

7. ☐ Plaintiff and defendant further stipulate as follows (*specify*):

8. a. **The parties named in item 1 understand that they have the right to (1) have an attorney present and (2) receive notice of and have a court hearing about any default in the terms of this stipulation.**

b. Date:

(TYPE OR PRINT NAME)



(SIGNATURE OF PLAINTIFF OR ATTORNEY)

(TYPE OR PRINT NAME)



(SIGNATURE OF PLAINTIFF OR ATTORNEY)

☐ Continued on *Attachment 8b* (form MC-025).

c. Date:

(TYPE OR PRINT NAME)



(SIGNATURE OF DEFENDANT OR ATTORNEY)

(TYPE OR PRINT NAME)



(SIGNATURE OF DEFENDANT OR ATTORNEY)

(TYPE OR PRINT NAME)



(SIGNATURE OF DEFENDANT OR ATTORNEY)

☐ Continued on *Attachment 8c* (form MC-025).

9. IT IS SO ORDERED.

Date:

JUDICIAL OFFICER